

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: September 8, 2016 **FILE:** 16-DP-39

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Karina da Luz, Planning Administrator 

SUBJECT: Archdiocese of Miami requests approval for Design and Site Plan for an approximate 17,000 sq. ft. building to include Rectory, Parish Office, Meeting Hall, and a Chapel for an existing place of assembly located at 5220 Johnson Street (Nativity Catholic Church).

REQUEST:

Design and Site Plan for an approximate 17,000 sq. ft. building to include Rectory, Parish Office, Meeting Hall, and a Chapel for an existing place of assembly (Nativity Catholic Church).

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted.

REQUEST

According to Applicant, Nativity Catholic Church was founded in 1960, and the main church was constructed in 1968. The proposed project includes a demolition of the current Parish Rectory building and the expansion of Nativity Catholic Church by providing a floor plan of approximately 17,000 square feet that will accommodate enhanced and spacious facility, while renovating parking area within the scope of work.

As the congregation has grown, they are in need for a building that will suit their needs. Today, the existing one story building includes a Rectory and Parish Office and will therefore, be demolished to accommodate for a facility that will sustain the necessary accommodations promoting better use of the property and enhancing the neighborhood in addition to improvements to the existing parking lot.

The building is evenly distributed in three different sections according to its uses, where the residence, chapel and office were designed with an appropriate proportion complementing the contemporary Architecture. Although, the structure foundation is divided in three different parts, the proposed still functions as a main building due to its roof and cloister connectivity. The first floor, of the proposed residence is composed of a foyer, a three car garage, a kitchen, dining room, living room, study room and a laundry; while bedrooms are located on the second floor. Moreover, the chapel and offices are designed according to its generic configuration. Promoting a mass break from the two-story building to the natural environment; while providing a fountain and lush landscaping; the cloister will also enable better pedestrian connectivity while functioning as a transitional architectural element. Additionally, the Applicant is providing windows that will be impact resistant tinted glass due to its proximity to the residential areas, giving privacy to the church and adjacent properties.

The proposed contemporary two-story building is compatible with surrounding structures by providing a height of 29.5 feet not including the church spire since it is a height exemption according to the City of Hollywood Zoning and Land Development Regulations. The design has clean lines by incorporating

architectural featured canopies, clerestories, and materials such as impact resistant tint glass, aluminum fence and standing seam aluminum roof. The color and material palette will remain similar to the existing building, by using earth tone paint colors and natural coral stone for the façade. Additionally, fencing/walls will be provided to ensure privacy to adjacent properties due to the proximity of residential areas.

Staff has evaluated the proposed request and considers the Design, and Site Plan appropriate and consistent with the desired character for the area. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. A variety of native plants and trees are proposed to work in concert with the existing site trees.

SITE INFORMATION

Owner/Applicant:	Nativity Catholic Church
Address/Location:	5220 Johnson Street
Net Area of Property:	391,200 sq. ft. (8.98 acres)
Land Use:	Community Facility (COMFAC)
Existing Zoning:	Single-Family (RS-5)
Existing Use of Land:	Place of Assembly

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Community Facility (COMFAC)
East:	Low Residential (LRES)
West:	Low Residential (LRES)

ADJACENT ZONING

North:	Single-Family (RS-5)
South:	Single-Family (RS-5)
East:	Single-Family (RS-5)
West:	Single-Family (RS-5)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. The subject property is located in Sub-Area 6, which is geographically defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north and 56th Avenue to the west. This area includes the residential neighborhoods of Hollywood Hills, Park East and Hillcrest.

The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

The proposed development and use are consistent with the above policies by promoting the best use of land, while taking into consideration the surrounding properties and making the necessary improvements in order to help mitigate any possible impacts which may occur.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Land Use Element

This project is located in the Community Facility Land Use area which is characterized by educational, uses, hospitals, fire stations, libraries, etc. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. The surrounding community has a mix of residential, office and other commercial uses.

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Policy 4.13: *Encourage mixed-use overlay districts, expanding uses and increasing heights, as well as, more intense office, commercial and mixed-use. (CWMP Policy 3.9)*

Policy 4.24: *Place a priority on protecting, preserving and enhancing residential neighborhoods. While incorporating the unique characteristics of redevelopment areas (CWMP Policy CW .15 CW.19)*

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City Services, and City Policies.*

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by developing an underutilized parcel while improving conditions in the area. The site currently has two vacant buildings on the property and is located in an area conducive to the proposed use. The proposed new building is consistent with the Comprehensive Plan as it improves the neighborhood and enhances the existing streetscape.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The Design Manual encourages new construction to be compatible with the neighborhood and not attempt to replicate past architectural styles. The proposed project will allow for a renovated building to an existing place of assembly. The new facility is designed to fit the neighborhood atmosphere and will be approximately 17,000 square feet, the parking layout of the site remains the same and structure on the northwest side of the property will expand in order to include other amendments to the existing church.

The Applicant states, "we created a 'Cloister' or central courtyard to create a very pedestrian friendly circulation path between each of the buildings. This Cloister space will serve as a place of transition, reflection and connection with the natural environment free from the dangers of car traffic." The proposal is an improvement to the existing site while promoting pedestrian connectivity and complies with the Zoning and Land Development Regulations.

FINDING: Consistent.

CRITERIA 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The Design Guidelines states that *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* As stated by the Applicant, "our multi-pitched roof design matches the main church building plus is very compatible with the surrounding residential neighborhood (meaning pitched roof is more compatibly to a residential house rather than a flat roof that is perceived as being more commercial)."

FINDING: Consistent.

CRITERIA 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The proposed project consists of a two-story place of assembly, approximately 30 feet in height with a tower/spire extending to approximately 59 feet. According to the applicant, "we specifically positioned our residence component on the west side to step down our massing to match the residential density. We centered the Chapel between the business office and the residence to give a sense of hierarchy to the façade. We made the residence and business office exactly the same width to create symmetry and balance." The property is also adjacent to a school, where both facilities are surrounded by residential areas. The proposed building does comply with regulations while providing balance in massing with the extension being proposed.

FINDING: Consistent.

CRITERIA 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: As stated in the Design Guidelines, "Large parking areas and driveways should be heavily landscaped along the perimeter and within interior and terminal islands." The proposed project will renovate the existing site by providing more landscaping and improving the existing parking lot. "The existing Church, the School and the proposed building are connected through sidewalks on spacious green areas, with native plants and old trees which provide a very particular pedestrian experience of the site; in order to continue with this statement, a new series of sidewalks and breezeways, landscape area and a cloister are incorporated to the existing sidewalk layout, and that also include a generous number of native plants and trees."

FINDING: Consistent.

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315

Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

☒ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development Board

Date of Application: 8/19/16

Location Address: 5220 Johnson Street Hollywood, FL

Lot(s): 1-10, south 22 feet of 11 Block(s): 269 and 270 Subdivision: _____

Folio Number(s): 514207064660

Zoning Classification: Single Family RS-5 Land Use Classification: COMFAC

Existing Property Use: Place of Assembly Sq Ft/Number of Units: 83,000SF 8 Bldgs

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

☐ Economic Roundtable

☒ Technical Advisory Committee

☐ Historic Preservation Board

☐ City Commission

☐ Planning and Development

Explanation of Request: Demolition of approximately 7,000 sf +/- of existing building at the NW corner of the property. This area will be improved with approximately 19,000 sf +/- of new buildings which will provide Nativity Catholic Church with a new Chapel and Parish Rectory (business office and residence)

Number of units/rooms: (1) Residence/ (1) Office Sq Ft: 19,000

Value of Improvement: \$3,200,000 Estimated Date of Completion: January 2018

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Archdiocese of Miami

Address of Property Owner: 9401 Biscayne Blvd. Miami Shores, FL 33138

Telephone: 305-757-6241 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Jeff Colasanti

Address: 14721 Kirsten Court, Davie, FL Telephone: 954-778-1898

Fax: _____ Email Address: Jeff@paragondevc.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Father David Zirilli

Address: _____

5220 Johnson Street, Hollywood, FL 33021 Email Address: fatherzirilli@nativityhollywood.org

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: Sister Elizabeth Hurley

Date: 7-27-16

PRINT NAME: Sister Elizabeth Hurley

Date: 7-27-16

Signature of Consultant/Representative: BRUCE CELENSKI

Date: 8-13-16

PRINT NAME: BCu

Date: 8-13-16

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) NEW CHAPEL & PARISH RECTORY to my property, which is hereby made by me or I am hereby authorizing (name of the representative) BRUCE CELENSKI to be my legal representative before the RZ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 27 day of July, 2016

Sister Elizabeth Hurley
SIGNATURE OF CURRENT OWNER

Sister Elizabeth Hurley
PRINT NAME

Notary Public State of Florida

My Commission Expires: 2/10/19 (Check One) ☒ Personally known to me; OR _____



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Sister Elizabeth A. Worley, C.O.O., his true and lawful attorney for him and in his name, place, and stead.

Giving and granting unto Sister Elizabeth A. Worley, C.O.O., his said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Sister Elizabeth A. Worley, C.O.O., his said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, I have hereunto set my hand and seal this 20 day of February, A.D., 2015.

Signed, sealed and delivered in the presence of:

Witness:

Witness Signature

Printed Name

Witness Signature

Printed Name

The Most Reverend Thomas Wenski
As Archbishop of the Archdiocese of
Miami his successors in office, a
corporation sole

STATE OF FLORIDA)

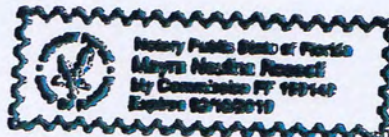
COUNTY OF DADE)

SS:

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared The Most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, known to me to be the person described in and who executed the forgoing instrument, who acknowledged before me that he executed the forgoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. ☒ Said person is personally known to me ☐ Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 20 day of February, A.D., 2015.

My Commission Expires:



A handwritten signature in black ink, appearing to read "Myra Nadine Russell".

Prepared by and Return to:
J. Patrick Fitzgerald, Esq.
J. Patrick Fitzgerald & Associates, P.A.
110 Merrick Way, Suite 3-B
Coral Gables, FL 33134

CFN# 109421028
OR BK 47187 Pages 1644 - 1644
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DEPUTY CLERK 3405
#1, 1 Pages

AFFIDAVIT OF ARCHBISHOP'S SUCCESSION

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

Before me, the undersigned authority, personally appeared **The Most Reverend Thomas G. Wenski**, who being duly sworn according to law, deposes and says as follows:

1. that on June 1, 2010, I was installed as the Archbishop of the Archdiocese of Miami, succeeding The Most Reverend John C. Favalora.

2. that effective June 1, 2010, I am the Metropolitan Archbishop of the Archdiocese of Miami which embraces the counties of Miami-Dade, Broward and Monroe in the State of Florida.

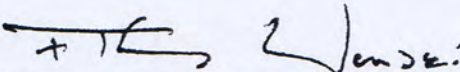
3. that pursuant to the Canon Law of the Roman Catholic Church, I have all rights of succession to The Most Reverend John C. Favalora.

4. that under the doctrine of corporation sole, the title to all property in the Archdiocese of Miami, which encompasses the counties of Miami-Dade, Broward and Monroe, was held by The Most Reverend John C. Favalora, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, as of December 20, 1994 through April 20, 2010, and as the Apostolic Administrator from April 20, 2010 through June 1, 2010.

5. that under the doctrine of corporation sole, the title to all property in the Archdiocese of Miami, which encompasses the counties of Miami-Dade, Broward and Monroe, is held by **The Most Reverend Thomas G. Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole**, as of June 1, 2010.

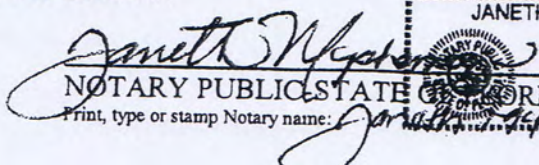
6. That under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NOT.



The Most Reverend Thomas G. Wenski

The foregoing instrument was acknowledged before me this 16th of June, 2010, by **The Most Reverend Thomas G. Wenski**. (Check One) ☒ He is personally known to me or ☐ He has produced _____, as identification.



NOTARY PUBLIC STATE OF FLORIDA
Print, type or stamp Notary name: Janeth McPherson
JANETH McPHERSON
Comm# DD0678851
Expires 5/28/2011
Florida Notary Assn., Inc.



A R C H I T E C T
BRUCE CELENSKI, INC
Architecture, Design, & Planning

CA# AA26001234

3045 N. Federal Highway, Suite 47
Fort Lauderdale, Florida 33306
E-mail: Bruce@BruceCelenski.com

WEBSITE: www.BruceCelenski.com

TEL: (954) 917-5781 FAX: (954) 917-3503

NATIVITY CATHOLIC CHURCH **NEW CHAPEL & PARISH RECTORY**

LEGAL DESCRIPTION

LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH 22 FEET OF LOT 11, IN BLOCK 270 AND LOTS 1 THROUGH 10, INCLUSIVE AND THE SOUTH 22 FEET OF LOT 11, IN BLOCK 269 AND THE NORTH 1/2 OF BUCHANAN STREET LYING ADJACENT TO SAID BLOCKS 269 AND 270 AND ALL OF NORTH 52ND. AVENUE LYING ADJACENT TO SAID BLOCK 269 AND 270, CLOSED, VACATED AND ABANDONED FROM PUBLIC USE, ALL BEING IN THE PLAT OF "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



A R C H I T E C T
BRUCE CELENSKI, INC
Architecture, Design, & Planning

CA# AA26001234

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Fort Lauderdale, Florida 33306
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TEL: (954) 917-5781 FAX: (954) 917-3503

NATIVITY CATHOLIC CHURCH NEW CHAPEL & PARISH RECTORY

PROJECT INFORMATION

In a 391,200 sq. ft. lot (8.98 Ac.) Located in the intersection of Johnson Street and West Chaminade drive, Hollywood Hills, Florida. The existing Parish rectory building of the Nativity Church, will be demolished to be replaced with a new (2) stories building of +/- 19,000 sq.ft., that includes a residential area of +/- 8,000 sq. ft. for the current five priest members of the community; a chapel with capacity for 100 parishioners, and an office/ meeting hall of +/- 4,000 sq.ft surrounding a natural cloister. Also included in this renovation is the parking area of the Parish Rectory, and the connection of the existing driveway to West Chaminade Drive.

August 18, 2016

Office of Planning
City of Hollywood, FL
2600 Hollywood Blvd
Hollywood, FL 33020

RE: New Rectory & Chapel for:
Nativity Catholic Church
5220 Johnson Street
Hollywood, FL 33021

Design Review Criteria

Founded in 1960, Nativity Catholic Church was founded in 1960 by Hugh J. Flynn, the first pastor. Archbishop Coleman F. Carroll dedicated the newly constructed main church in 1968. The main Church still stands today and is appreciated by the parishioner's /community as a well-designed space for worship that is in harmony with its environment.





ARCHITECT
BRUCE CELENSKI, INC
Architecture, Design, & Planning

CA# AA26001234

3045 N. Federal Highway, Suite 47
Fort Lauderdale, Florida 33306
E-mail: Bruce@BruceCelenski.com

WEBSITE: www.BruceCelenski.com

TEL: (954) 917-5781 FAX: (954) 917-3503

There are many buildings on this property but the Main Church is the most important building and most elegant in terms of use of natural materials and design details.

1. **Architectural and Design Components**- We used the main church building as our inspiration and color / material palette. For example: Brown earth tone paint colors, Natural Coral Stone façade detailing and brown color roof. Even though the main church building currently has a shingle roof our hope is that when that roof needs replacement the Parish will upgrade to aluminum standing seam that to match our new buildings further tying them together for a consistent look. We created a "Cloister" or central courtyard to create a very pedestrian friendly circulation path between each of the buildings. This Cloister space will serve as a place of transition, reflection and connection with the natural environment free from the dangers of car traffic. The Cloister was inspired from historic monastery precedence's but reinvented with a modern sensibility.
2. **Compatibility**- Our proposed building design was done in the style and fell on the main church building which was the mid-century modern. So we used simple geometry and allowed the function of the plan to drive the layout of the interior spaces. Our multi-pitched roof design matches the main church building plus is very compatible with the surrounding residential neighborhood (meaning pitched roof is more compatible to a residential house rather than a flat roof that is perceived as being more commercial). Our window detailing was done in a "running bond pattern" to further tie it to the theme of the main church.
3. **Scale / Massing**- We specifically positioned our residence component on the west side to step down our massing to match the residential density. We centered the Chapel between the business office and the residence to give a sense of hierarchy to the façade. We made the residence and business office exactly the same width to create symmetry and balance.



ARCHITECT
BRUCE CELENSKI, INC
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WEBSITE: www.BruceCelenski.com

TEL: (954) 917-5781 FAX: (954) 917-3503

4. **Landscape**- The existing Church, the School and the proposed building are connected through sidewalks on spacious green areas, with native plants and old trees which provide a very particular pedestrian experience of the site; in order to continue with this statement, a new series of sidewalks and breezeways, landscape area and a cloister are incorporated to the existing sidewalk layout, and that also include a generous number of native plants and trees, not just as prerogative of the green building practices, but also as enhancement of the proposed architecture and as an invitation to living space.

Thank you,

Bruce Celenski, AIA